

IHCDA STRATEGIC INVESTMENT PROCESS

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COMMUNITY DEVELOPMENT STAFF

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STRATEGIC INVESTMENT PROCESS

IHCDA Goals of:

1. Creating housing opportunity, generating and preserving assets, and revitalizing neighborhoods
2. Advocating and encouraging partnerships that offer innovative solutions to community challenges

As a result, IHCDA has created a single allocation and investment process that bundles a variety of federal and state resources. This new investment process will also enable the project development team to work more closely with IHCDA staff to identify issues and obstacles that may occur, and to provide feedback and support in resolving issues and overcoming obstacles to ensure project success.

STRATEGIC INVESTMENT PRIORITIES

IHCDA seeks to fund **SOLUTIONS**, not projects. This is accomplished by focusing on four core strategic investment priorities.

Comprehensive Community Development

Aging in Place

Ending Homelessness

High Performance Buildings

COMPREHENSIVE COMMUNITY DEVELOPMENT

1. Live, work, and play
2. Creation of a shared vision, planned by local leadership, and carried out by an array of partners.
3. Yields results beyond what can be achieved by individual organizations or disparate programs because of the unique synergy they generate.
4. Job opportunities, strong schools, safe neighborhoods,
5. Full range of housing choices, and a vibrant culture.
6. Marshals resources and deploys coordinated strategies in a concentrated area to create opportunities for others in the community to take prudent risks and reap the rewards.
7. Demolition of blighted structures, the rehabilitation of long-vacant housing and the creation of new community amenities and retail opportunities serve as a tipping point for future development through market forces.

AGING IN PLACE

Aging in place refers to:

1. Making living environment safe and adaptable so that everyone can remain independent and continue to thrive in their homes and community even as circumstances change.
2. While the primary target populations for aging in place strategies are seniors and persons with disabilities, everyone benefits from buildings and communities that are accessible, visitable, and livable.

ENDING HOMELESSNESS

1. Merely *managing* homelessness is in no one's best interest.
2. Focused on systematically preventing and ending homelessness for those most vulnerable in our communities.
3. Identifying an individual's or family's barriers to self-sufficiency and targeting the most appropriate housing solution
4. Chronically homeless--those who cycle through health care institutions and correctional facilities seeking services and shelter
5. Linking services with housing provides them stability and reduces the burden on other community systems.
6. Our collective goal is to ensure that everyone has a place to call home.

HIGH PERFORMANCE BUILDINGS

1. Integrates with and optimizes the surrounding environment through architectural and site design, construction techniques and materials, as well as resource use and recovery.
2. High performance building while maximizes quality and durability by minimizing environmental impacts and operating costs.

National Association of Home Builders Green Standard - www.nahbgreen.org

LEED Certified Housing/Buildings – www.usgbc.org

Energy Star – www.energystar.gov

POLICY & PROCESS

Strategic Investment is a phased process consisting of the following:

Part 1 Strategic Assessment – does your proposal clearly meet one of the four priorities?

Part 2A Sponsor Assessment - review of development team and capacity of all parties involved, including fiscal risk assessment

Part 2B Project Assessment – review of activity specific proposals

Part 3 Negotiating and Deal Structuring – determining best source for proposed development

Part 4 Closing/Execution – all requirements met. Award documents delivered and returned. Closing or Release of Funds